



**Arlington Historic District Commissions  
Final & Approved Minutes**

**Date:** June 27, 2019  
**Time:** 8:00pm  
**Location:** Whittemore Robbins House, 670R Mass. Ave., Arlington MA

**Commissioners** D. Baldwin, C. Barry, M. Bush, B. Cohen, S. Makowka, C. Tee, J. Worden

**Present:**

**Commissioners** N. Aikenhead, M. Audin, C. Hamilton

**Not Present:**

**Guests:** B. Tolan, A. Mates, S. Petitas, B. Melofchik, A. Muhs, J. Leone, R. Smurzynski, K. Lubar, J. Nyberg, H. Maurant, D. Dolan, T. Smurzynski, L. Davis, M. Penzenik, S. Shaloo, R. Mikita, H. Barber, J. MacLennan, D. Tee, M. Guyton, G. Sander

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners - Charles, Michael, Beth to relevant districts: Russell – C. Barry, M. Bush, B. Cohen; Pleasant Street – C. Barry, M. Bush; Mt. Gilboa/Crescent Hill – C. Barry, B. Cohen; Jason/Gray – M. Bush, B. Cohen
3. Approval of draft minutes from May 23, 2019. J. Worden asked to table minutes to next month. C. Barry seconded. Tabled to July meeting
4. Communications
  - a. See attached list
  - b. S. Makowka was told that the proposed document management system from the Town will not work for the AHDC so we need to figure out alternatives. B. Cohen and M. Bush will work with C. Greeley to figure out something. Motion by S. Makowka, D. Baldwin seconded approval for subcommittee unanimous.
  - c. D. Baldwin was contacted about Maple Street town owned building and windows that were damaged and boarded up. S. Makowka reported CONA issued for replacement of windows.
  - d. D. Baldwin had discussion with Town Manager about tenants moving in to Parmenter School.
5. OPEN FORUM

Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

Re 8 Ravine Street Applicant (S. Shaloo) asked to replace stairs with only change being a portion of the existing shingles under the stairs to square lattice and change bottom wood stair to granite. The Commission discussed that Such a minimal change qualifies for a 10 day COA.

B. Cohen moved that this qualifies for a 10 day, D. Baldwin seconded. Unanimous approval.

B. Cohen moved approval of submitted application for rebuild of front and side stairs to either have either a granite bottom step or rebuilt as shown and on other stair to substitute vertical square lattice for shingle. Railing to match other existing railings with monitor approval prior to installation. Seconded by C. Barry. Unanimous approval. D. Baldwin appointed monitor.

6. Other Business

- a. Central Street and Avon Place Historic District vacant commissioner seat
- b. Report from Streetscape sub-committee

7. New Business

8:00pm

- a. Formal Hearing for 21-23 Russell Terrace (Nyberg) for window changes. J. Nyberg and H. Morant and D. Dolan gave presentation. Windows over the years were changed and goal to bring some cohesion back on windows and doors on the property. Bringing integrity back to property. Walls taken out weakening integrity of property. Will be restoring interior. Front elevation – on right is modern 70s style window at top of gable, proposing to remove and put more appropriate window same as ones below. Also proposing putting lite at front door for safety. On front are all original windows except on attic. Proposing putting in new all wood windows to make all similar prairie (or stick) style windows. Front and on right façade from street level up will be changed to prairie style. Maintaining original wood windows, maintain 2 over 1 or 2 over 2 on side and back. M. Bush said given existing windows you want 2 over 1. For windows being replaced they should be single glazed to match other according to C. Barry. Front will be true divided light single glazed with storms. D. Baldwin said he would prefer all to match around house. J. Nyberg said he'd prefer to "corral" all the fancy prairie style windows on the front to balance things. D. Baldwin asked about shutters and applicant would defer to monitor on vinyl shutters to be removed and none to be installed. The Commission noted that the file picture in the District study does not show shutters.

On A2 (rear elevation) they are proposing removing picture window and 2 double hungs 2 over 1. In middle awning window being proposed to be removed. Would like to restore lower window on right. No door to basement, it has an inside door and proposing to put a door outside. M. Bush said he would love rear doors to be at same level. S. Makowka said he has no problem on the back. Page A3 (left elevation) there is no window, which was previously all blocked up. They found original framing and want to put window back and light on back door. Railing on stairs is metal and will be dealt with

later, not part of this application. A4 – want to remove window as shown and restore the shingles. Also will remove '70s door and install solid wood Simpson door. Discussion about porch end treatments. Panels can be discussed with the monitor. Neighbor asked how long the construction will be taking place – approximately 6 months was answer given.

B. Cohen moved approval of application with modifications that there be an attempt to reuse the stick-style windows that are currently on 2<sup>nd</sup> floor façade and keep in some format TBD by condition of windows and monitor. Also, align the two windows on West elevation. Seconded for discussion by C. Barry. B. Cohen amended motion to state that Commission was encouraging reuse of windows but front façade will be consistent and any windows replaced will be true divided light and storms to be added to match existing conditions and removal of non-original shutters and/or installation of non-original shutters approved. Seconded by C. Barry.  
Unanimous approval. Monitor B. Cohen.

- b. Formal Hearing for 108 Pleasant Street for skylight and window changes. S. Patitpas, architect gave presentation. Rear elevation, right and left elevations are affected by window changes. On rear – currently existing windows – small window on 1<sup>st</sup> floor changing size and adding 2 more windows. 2<sup>nd</sup> floor 1 existing window and scar of old window – adding window in to scar. No skylights now. Maintaining pattern of windows. New windows will all match. Fire escape is removed, egress is gone. Front entrance will be maintained. Second means of egress added. Adding two below grade windows with window well (17.5 ft away from sidewalk). New window on side on 1<sup>st</sup> and 2<sup>nd</sup> floors keeping same language of windows that exist on 1<sup>st</sup> and 2<sup>nd</sup> floors. 1<sup>st</sup> floor windows being enlarged with sill dropped. B. Cohen moved approval of application as submitted. Applicant will resubmit drawings with today's date so no confusion on informal plans. Seconded by C. Barry. Unanimous approval. M. Bush appointed monitor.
- c. Formal Hearing for 147 Lowell Street (Muhs) for window changes. Want to eliminate storm windows and to go with insulated glass. Some of the window frames are coming apart. Looking for trying to more efficiently heat the house. S. Makowka said there are studies that say renovating what's there is equivalent to more modern double pane window and preserves some of the original fabric of the house. Guidelines say we want to preserve original windows and applicant must prove that windows can't be restored. One window according to applicant can't be restored. Adding bronze weather stripping will help cut heating bill and that would be a like with like replacement. Harvey True Channel are much superior to standard aluminum triple track storms. Also, Brosco true divided light all wood will qualify for a CONA. M. Bush offered to consult with applicant. Applicant will explore options and send along withdrawal of application email tomorrow to confirm request.
- d. Formal Hearing for 0 Ravine Street (Perlo) for new house construction. S. Makowka said we will start with Phase 1 and decide whether to move forward

beyond the question whether anything can be built on the site. Phase 2 is for size and massing. New application presented by J. Leone. We have moved from Phase 1 to Phase 2 previously on another application. Materials submitted for previous application will be resubmitted to be added to the record.

J. Leone stated lot has existed since 1919. Part of the Ravine streetscape for 100 years. Lot broken out by old hand drawn deed going back to that time frame. 1894 had deed restriction that said for next 20 years only there was a monetary deed restriction. Plan from 1890s did not show the lot. Several smaller lots up and down Ravine Street shown. Discussion about plans showing lot in 1919. This lot has been in existence for 100 years per counsel. This is not a subdivided lot, side lot, etc. a lot that has been in existence and is a buildable lot. Talk about a 900 sf barn on lot, no historical records found showing such a structure per counsel.

S. Makowka said Sanborn records show compound lot – Hardy Compound. S. Shaloo said lines drawn when 8 Ravine bought property for its side yard in the teens (maybe 1919 purchase) and deed restriction. M. Penzenik asked why prior deed info is relevant. D. Baldwin said Jason District report calls this out as a unique streetscape area. M. Bush said if barn was located on the lot it obviously is a buildable lot because that is historical. J. Leone read from Design Guidelines on new construction and argued that these prove that they fall in the open space allowable for building. Issue whether anything can be there or whether something can be there built to satisfy Commission. R. Smurzynski said 1894 map shows the barn and a driveway from Academy (became Ravine Street later in time per Richard Duffy). S. Shaloo went back to land being not a side lot. Hand written deed seems to show a plan for the neighborhood. There doesn't seem to be a transfer of what we're calling 0 Ravine to 8 Ravine Street (Hardy to Walker). It's clear in that deed that a portion of the 8 Ravine lot is being given to the 24 Irving house lot. Possible that there was a swap and then it is in the hand written lot. 8 Ravine Street and side lot sold by Lucy Walker. Outbuildings being built would be considered a separate category and allowed probably. Mr. Takemoto said he hopes this process builds process towards community and stakeholders. What's pertinent is that by zoning of the town, someone paid taxes on the defined lot for years and except for this HDC grandfathered restriction, there is confusion whether it is a lot or not. The history is irrelevant, we should decide what can happen with that lot. If someone feels we are stewards of history of town and if the HDC is taking the land what is the restitution to the property owner for some due recourse to property owner. In effect this is a taking in his mind. S. Makowka said we are taking evidence and that helps determine the final decision.

K. Lubar gave two part presentation. Had 5 points to make.

- 1) Just buildable per zoning laws doesn't make it buildable
- 2) Protect the historic context of elements formed
- 3) Owned prior to HDC and didn't build in past
- 4) Important lot in District – small lot. Avg. lot size of other properties twice as big

5) Library of Congress calls Sanborn maps “gold standard” Procedures – streetscape impact are most important to K. Lubar

T. Takemoto asked what is the history relevant to the judgement.

S. Makowka asked if any of the Commissioners have a question or would want to make a motion to deny that anything could be built on this lot. D. Baldwin said we would be “violating” our own guidelines if we decided to move forward because of requirement not to vote on Phase 1 at first hearing. S. Makowka suggested we start next hearing by expanding to include discussion of massing. He asked applicant to make initial massing presentation at which time hearing would be continued.

M. Penzenik said application contains sizes of lots, coverages, etc. they show proposed street elevation, site plan, etc. In terms of view of house behind at 24 Irving Street it is visible down the driveway. Footprint of house shows demarcation in red of zoning bylaw setbacks. They have set it back further than its two neighbors to address the voiced concern about a perceived greater space. S. Makowka asked for documentation that was read at the meeting of distances between primary structures and garages, sheds, etc. Also request for calculation of only primary structure. J. Worden moved to continue hearing until next month. Seconded by B. Cohen. Continued to August meeting date.

- e. Informal Hearing re: 49 Academy Street (Baldwin) re: chimney work and window changes D. Baldwin stepped down and discussed proposed changes that would be coming before the Commission.
- f. Formal Hearing for 69 Crescent Hill Ave., (Bush) for driveway and wall. Discussion of propose minimal changes. B. Cohen moved approval for change in grade as proposed in application, seconded by C. Barry. Unanimous approval. B. Cohen appointed monitor.
- g. Formal Hearing re: 80 Pleasant Street (PSCA) for replacement of metal roofs over two bay windows – **Continued to July Per Applicant Request**

## 8. REVIEW OF PROJECTS

## 9. MEETING ADJOURNS 11:05pm

## 10. NEXT MEETING: 8:00pm Thursday, July 25, 2019